

Memorandum

To: Planning Commission Members
From: Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: May 29, 2015
Re: Staff Report for London Place – Development Plan

Item #4 – London Place - Development Plan (PID #201504270025)

Application: Development Plan
Location: 2798 London-Groveport Road
Applicant: Brenda Newman, CBRE
Zoning: PUD-C
Use: Retail

Relevant Code Section(s):

- 1135.14 Zoning Districts and Regulations – Planned Unit Development District
- C-14-13 Zoning Text – Grove City Ranch Development (Subarea 2, PUD-C)

Project Summary:

The applicant is proposing to construct a multi-tenant commercial structure, “London Place”, at 2798 London-Groveport Road at the northwest corner of London-Groveport Road and Summit Way (outlot C of the Grove City Summit Apartments). The site of the proposed development is located in Subarea 2 of the Grove City Ranch Development PUD and is regulated by the zoning text approved by City Council with C-14-13 on April 1, 2013.

The proposed structure will be 8,150 square feet in area and feature two drive-thru tenants on opposite sides of the structure as well as an outdoor seating area. Three special use permits have been submitted for these features and will be reviewed at the next regular Planning Commission meeting.

Site Plan

The 1.578 acre site will be accessed from an existing 22’ curb cut on Summit Way. An additional point of access is proposed from the parking lot of The Village at the Groves to the west. A cross access easement has been drafted over the site to provide access between the two entrances. This easement will need to be recorded with the County prior to construction. The access to the Village at the Groves development will require the removal of

four (4) parking spaces on the adjacent site; however the development will maintain adequate parking after this improvement (145 spaces are required; 157 spaces will remain after the removal of four spaces).

Circulation around the site is proposed to be one-way to allow for the installation of two drive-thru lanes on the site on opposite sides of the structure. The one way drive around the site varies in width from 16' to 32'. Special use permit applications have been filed for the approval of these drive-thrus and will be reviewed at the next Planning Commission meeting.

The proposed development does not meet parking setbacks on the north or south property boundaries. Staff is supportive of the deviation along the southern property boundary, fronting London Groveport Road, as the proposed parking lot would align with the parking lot of the Village at the Groves development to the west and landscaping is proposed between the parking lot and London Groveport Road for screening. Staff is supportive of the deviation from the north parking setback given the landscaping proposed in this area as well as the fact that no residential units are adjacent to the parking lot at this portion of the site.

A lot split application has been filed to create the lot as shown on the proposed plans. The proposed split will take the eastern-most 0.083 acres from the Village of the Groves property to the west in order to combine it with the site of the proposed London Place development. This configuration will create lots with adequate space for proper setbacks landscaping to be installed between the existing and proposed parking lots.

Building

The proposed building will be 8,150 square feet in area, finished in a combination of brick veneer and EIFS, with a "structural masonry veneer" used on the rear of the structure. Two shades of brick veneer are proposed on the front of the structure ("Continental" and "Patriot") and EIFS in a muted earth tone ("Prairie Clay"). The rear veneer will primarily be "Dove Gray" with "Dark Gray" for accent.

Canvas black awnings and black steel canopies are proposed over the entrances to the individual tenant spaces. The structure will vary in height with the various tenant spaces to break up the horizontal mass of the structure, with a maximum height of 24'8".

The dumpster for the site will be located to the northwest of the building. The dumpster enclosure is proposed to be finished in brick to match the primary structure and be enclosed with wood gates.

Parking

A total of 60 parking spaces are proposed for the site in compliance with parking requirement outlined in the approved zoning text, based on the square footage of the building and the anticipated occupancy of retail (85%) and restaurant (15%) tenants. 3 handicap parking spaces are proposed on the site.

The front parking setback does not meet the 20' minimum required in the PUD text. However; staff is supportive of the proposed deviation with a 15' minimum setback to match the front parking setback for the Village of Groves adjacent to the west. The rear parking setback does not meet the 30' minimum required in the PUD text. However, staff is supportive of the proposed 20' setback given the proposed landscaping between the parking lot and the property to the north and the fact that no residential units are adjacent to the parking lot for this portion of the site.

Landscaping

Landscaping is proposed throughout the developed site. Parking areas have perimeter landscaping around them to ensure that glare from headlights does not interfere with traffic on London-Groveport Road or Summit Way and supplemental landscaping is proposed around the dumpster screening. Additional decorative landscaping is proposed around portions of the structure and at the base of all menu boards associated with the

proposed drive-thrus. All parking aisles and spaces end in a peninsula or end island in compliance with 1136.06(d).

Lighting

Lighting fixtures are proposed around the parking lot and on the building, exceeding the required 0.5 footcandle minimum for all vehicular and pedestrian areas. Site lighting matches the lighting used at the Buckeye Grove Shopping Center.

Signage

There are no signage plans submitted at this time due to the unknown tenants. Individual tenants will submit a signage plan with the building division. The applicant has indicated that signage will comply with the approved PUD text for the site.

Code Analysis:

Per Section 1135.14 of the Codified Ordinances of Grove City, Planning Commission is charged with reviewing and evaluating Preliminary and Final Development Plan applications by applying the eight (8) findings.

- (1) The uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under any other district.**

Finding Met: The proposed development will have a beneficial effect on surrounding uses by providing additional retail and restaurant uses for area residents.

- (2) Any exception from Zoning Code (Ordinance C79-74, passed January 20, 1975) requirements is warranted by the design and amenities incorporated in the Development Plan.**

Finding Met: The proposed development is seeking a number of deviations from the approved zoning text for the site such as parking lot setbacks along the front and rear property lines; however these standards are stricter than those standards of the Zoning Code. The proposed setbacks match those of adjacent developments and landscaping is proposed to reduce any negative impacts on adjacent development or roadways.

- (3) Land surrounding the proposed development can be planned in coordination with the proposed development and that it is compatible in use.**

Finding Met: The proposed development is part of the Grove City Ranch Development PUD (Subarea 2) and has been designed to be compatible with adjacent development.

- (4) The proposed change to a Planned Unit Development District is in conformance with the general use intent of the area.**

Finding Met: The proposed development is in conformance with uses approved as part of the PUD for the area with C-14-13.

- (5) Existing and proposed streets are suitable and adequate to carry anticipated traffic within the proposed district and in the vicinity of the proposed district.**

Finding Met: Existing streets, Summit Way and London Groveport Road, are suitable to carry traffic generated by the proposed development. The proposed access from the adjacent Village at the Groves development will provide additional access to the site.

(6) Existing and proposed utility services are adequate for the proposed development.

Finding Met: A utility plan was submitted showing adequate utility services on the site. The applicant is currently working with the owner of the property to the east (Rite Rug) to obtain a sanitary sewer easement over their property to construct an 8" sanitary line to access the property of the proposed London Place development.

(7) Each phase of the proposed development, as it is proposed to be completed contains the required parking spaces, landscape and utility areas necessary for creating and sustaining a desirable and stable environment.

Finding Met: The applicant has not indicated any proposed phasing for the project. As proposed, the development contains the required parking, landscaping, and utility areas to create desirable and stable environment.

(8) The proposed Planned Unit Development District and all proposed buildings, parking spaces and landscape and utility areas can be completely developed within seven years of the establishment of the district, unless otherwise provided for by Council.

Finding Met: The proposed project, including all buildings, parking spaces, landscaping, and utility areas, can be completely developed within seven years.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Development Plan with the following deviations and stipulations:

1. The 20' rear parking lot setback shall be permitted to deviate from the approved zoning text, requiring 30'
2. The 15' front parking lot setback shall be permitted to deviate from the approved zoning text, requiring 20'.
3. Three special use permits (two for each drive-thru and one for outdoor seating) shall be approved prior to site improvement plan approval.
4. The cross access easement shall be recorded with Franklin County prior to site improvement plan approval.
5. The sanitary sewer easement over the Rite Rug property shall be recorded with Franklin County prior to site improvement plan approval.